

SIENA ESTATES PROJECT NARRATIVE

CASE #745-PA-05

This is a request to approve the preliminary plat for Siena Estates, a private, gated enclave of 8 custom home-sites on 10 acres located at 86th Street and Eagle Feather Road, just south of Westland Road, north of the Whisper Rock community.

The property is zoned R1-43 ESL and each lot is a minimum of 1.0 acre in size. Walking the property and identifying areas most suitable for development and appropriate for preservation based on the presence of natural features developed the site plan. Lot development will occur within the defined Building Envelopes, with the exception of roadway access. All required NAOS will be provided and dedicated with the Final Plat. Per ESLO standards, building height is limited to 24 feet above the natural grade. No amended development standards are proposed with this plan.

Associated with this plan but submitted under separate application is a request to abandon right-of-way. This development proposes to abandon Eagle Feather Road and terminate it with a cul-de-sac in the western portion of the property. A large wash crosses the property in the northwest portion of the site. This wash is being preserved in its natural state. Connecting Eagle Feather Road southwest to Smokehouse Trail and across the wash results in substantial disturbance to the natural environment, as required improvement would be highly detrimental to the surrounding properties. The abandoned R.O.W. is preserved for emergency access but connecting the road to the west is contrary to the objectives of the ESO and not necessary as all adjacent properties have access to dedicated City roads or City maintained easements. .

13-PP-2006
08/30/2006



SIENA ESTATES

A SUBDIVISION OF A PORTION OF THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

LANDSCAPE / IRRIGATION PLANS

PROPOSED PLANT LIST

TREES	QUANTITY
PROCESSED VERTICILLATA NATIVE MESQUITE	10
VERBENA LUTEA BLUE PALM VERDE	24
FOURQUERIA SPLENDENS SHRUB	12
SHRUB CACTI	5
JUSTICIA CALIFORNICA CHUPAROSA	5
SIMMONDSIA CHIRENSIS YUOBA	5
OPUNTIA ENGELMANNI ENGELMANN'S PRICKLY PEAR	15
YUCCA BACCATA BANANA YUCCA	5
OPUNTIA LEWIS COLOR STAGHORN HOLLIS	5
CHRISTIDA SHRUBS PURPLE THREE STAR	1
ADONIS ADELPHOIDEA SAGE BRATTLE BUSH	1
SURFACE SELECT GRANITE BOULDERS	14 & 5 DIA PER PLAN

PLANTING GENERAL NOTES

1. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
2. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
3. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
4. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
5. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
6. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
7. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
8. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
9. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
10. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
11. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
12. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
13. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
14. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
15. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
16. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
17. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
18. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
19. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
20. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
21. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
22. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
23. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
24. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.
25. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN GOOD CONDITION AND SHALL BE PROTECTED FROM DAMAGE DURING TRANSPORT AND STORAGE.

MATCH SHEET L1.2

CONCEPTUAL PLANTING PLAN



SCALE 1" = 20'



SITE

86TH STREET

SIENA ESTATES
MOVEMENT PLANS
SCOTTSDALE, ARIZONA

G.K. FLANAGAN
ARCHITECTS, INC.
1111 N. CENTRAL AVENUE, SUITE 100
SCOTTSDALE, ARIZONA 85251
TEL: 480.344.1111
FAX: 480.344.1112

PREPARED BY
G.K. FLANAGAN
DATE: 08/30/2006
CONSTRUCTION

PROJECT
SIENA ESTATES
L-1.1

13-PP-2006
08/30/2006

TRACT 'B'

MATCH SHEET L1.1

SITE

SIENA ESTATES

A SUBDIVISION OF A PORTION OF THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDAN, MARICOPA COUNTY,
ARIZONA

LANDSCAPE / IRRIGATION PLANS

CONCEPTUAL PLANTING PLAN



SCALE 1"=20'



PROPOSED PLANT LIST

TREES	SUBCOMMENTS
PROSPERITY VELUTINA NATIVE MESQUITE	36" BOX LOW BREAKING
CERCIDIA FLORIDA BLUE PALM VERDE	24" BOX LOW BREAKING
FOULONIA SPLENDENS OCOTILLO	8" 12" CANES MIR
SHRUBS: CACTI	SUBCOMMENTS
LEISTHIA CALIFORNICA CHUPAROSA	5 GAL
BRADYBLA CHINENSIS JOZBA	5 GAL
OPUNTIA ENGELMANNI ENGELMANN'S PRICKLY PEAR	15 GAL
YUCCA BACCATA BANANA YUCCA	5 GAL
OPUNTIA VERBICOLOR STAGHORN CHOLLA	5 GAL
ARISTIDA PURPUREA PURPLE THREE AWE	1 GAL
AMOROSA DELTOIDEA PENNELIA PINOSA BUSHY BOTTLE BUSH	1 GAL EACH 50% MIX
CONCRETE SELECT GRANITE BOX DECKS	4" x 8" x 16" PER PLAN

PLANTING GENERAL NOTES

1. ALL PLANTING AREAS TO HAVE TOP DRESSING OF NATURAL DESERT FLOOR MATERIAL.
2. IF EXISTING MATERIAL IS INSUFFICIENT, CONTACT LANDSCAPE ARCHITECT.
3. VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING. INSTALLATION DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION IN WRITING.
4. NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
5. LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
6. LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO REFUSE ANY PLANT IF HE/ SHE SEEMS UNACCEPTABLE FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE. THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
7. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
8. PLANT LIST QUANTITIES PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANTS TAKE PRECEDENCE.
9. FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
10. GROUND COVER AND/OR DOG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
11. ALL EARTHWORK IS TO BE DONE SO THAT ALL DRAIN DRAINS AWAY FROM ALL STRUCTURES.
12. ALL UNDERGROUND CONDUITS/SHRUBS UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
13. ALL MATERIAL TO BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE.
14. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
15. LANDSCAPE ARCHITECT TO APPROVE PLACEMENT OF TREES, SALVAGED MATERIAL AND BOLLERS PRIOR TO INSTALLATION.
16. ALL NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
17. ALL PERMANENT PLANTER INTERVALS AT 10' AS SHOWN ON PLANS.
18. ALL BOLLERS TO BE SURFACE SELECT GRANITE.
19. SIZE PER PLANS UNLESS OTHERWISE NOTED.
20. ALL BOLLERS TO BE 1" RIVER BED TOP.
21. ALL DOCKS/POOLS, SCOURERS TO HAVE 1" RIVER BED TOP.
22. LANDSCAPE CONTRACTOR RESPONSIBLE TO GUARANTEE EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN.
23. PLANTS ARE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL IN GOOD HEALTHY CONDITION DURING CONSTRUCTION.
24. ALL HEADER TO BE GRANITE TO BE MATCHED TO EXISTING. THE PLANT LIST SPECIFIC TO THE PLANTER'S SIZE. OPTIONAL PLANT LIST QUANTITIES ARE PROVIDED ONLY IN THE EVENT THAT THE MAIN PLANT QUANTITIES ARE PROVIDED OR THE CONTRACTOR REQUESTS TO CONTACT THE LANDSCAPE ARCHITECT. IN THE EVENT THAT MAIN PLANT QUANTITIES ARE REQUESTED AND AN OPTIONAL PLANT IS REQUIRED, THE OPTIONAL PLANT MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DELIVERY TO SITE.
25. ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.

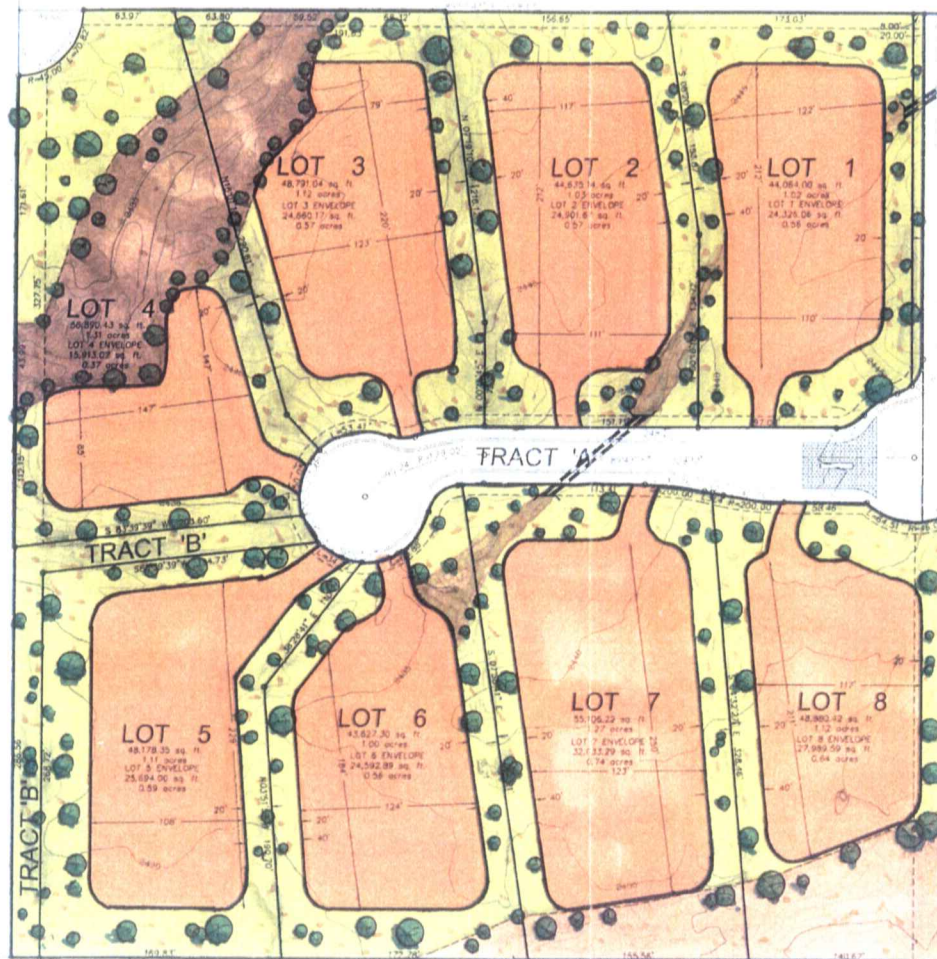
SIENA ESTATES
APPROVED PLANS
SCOTT GILBERT, AIA

GILBERT ASSOCIATES, INC.
LANDSCAPE ARCHITECT
1000 N. 10TH AVENUE, SUITE 100
PHOENIX, AZ 85006
TEL: 602.444.4444
FAX: 602.444.4444

THE GILBERT ASSOCIATES, INC.
CONSTRUCTION

PROJECT NO. 13-PP-2006
DATE: 08/30/2006
SHEET NO. L-12

13-PP-2006
08/30/2006



BUILDING ENVELOPE EXHIBIT FOR SIENA ESTATES	
 PINNACLE ENGINEERING, INC. 872 EAST VISTA BONITA DRIVE SCOTTSDALE, ARIZONA 85260 • (480) 960-6643 FAX: (480) 960-6643	
139050	

13-PP-2006
08/30/2006